



- **Executor instruction**
- **Two bedrooms**
- **Two reception rooms**
- **In need of modernisation**
- **Vacant**
- **Opposite Camberwell College of Art**
- **EPC C**
- **Council tax band C**
- **0.8 miles to Peckham Rye Train Station**
- **Auction Friday 1 December 2023**



## Auction Guide £270,000

### Lot 83 Flat 3, Goschen House 68 Peckham Road, London, SE5 8QE

**FOR SALE BY AUCTION:** To be sold by public auction on the instruction of the executors. A two-bedroom first-floor flat in Peckham Road, London. Vacant, ideal for investors, and in need of modernisation. To be sold via online bidding on Friday, 1 December 2023.

**Auctioneer's comments:** 'This Lot offers an opportunity to buy a vacant two-bedroom flat with two receptions in need of modernisation throughout.'

**18711363**

**Auction date**

The property is to be sold by public auction on Friday 1 December 2023 via a 2-hour online bidding window.

**To view**

The property can be viewed by booking onto one of the advertised managed block viewings. Once you have registered to bid by setting up your online bidding account, you will be emailed a Calendly link to do this. Each block viewing is strictly 30 minutes, and no ad hoc viewings will be available. In most cases, a video tour will be available.

**Description**

Two-bedrooms, two receptions, 999 year leasehold, vacant, 646 SQFT

**Outside**

Communal area

**Location**

Peckham Road, London, 0.8 miles to Peckham Rye Train Station

**Accommodation**

First floor: two bedrooms, two reception rooms, kitchen, bathroom

**EPC rating**

C

**Tenure**

Leasehold with vacant possession  
25 August 2020 and expiring 24 August 3019

**Local authority and council tax band**

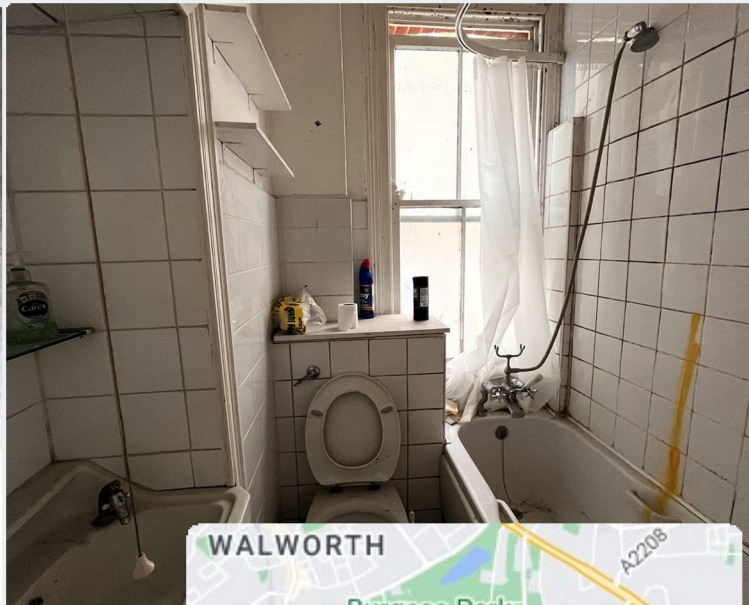
London Borough of Southwark  
Council tax band: C

**Pre-auction bids**

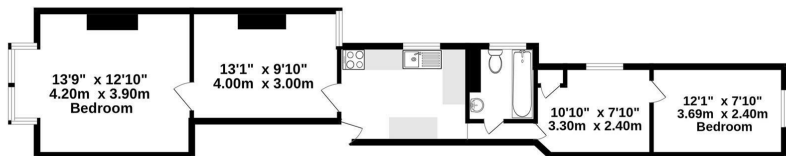
To make a pre-auction bid, you must be an approved bidder. Once you have set up your online bidding account, verified your ID and paid the security deposit, you can email the amount you would like to bid. The common auction conditions and special conditions apply to all pre-auction bids, and no conditions will be acceptable. Should your pre-auction bid be accepted, you will need to immediately pay the balance of the 10% deposit (min. £5,000) and all auction fees listed. The Auctioneer reserves the right to refuse any bid.

**Auction fees**

In addition to the 10% deposit (min. £5,000) of your winning bid, you must pay an auction buying commission of 1.75% plus VAT (min. fee of £1,750 plus VAT) of the purchase price and auction buying fee of £1,900 plus VAT. Please be aware that additional fees may be payable on completion, including disbursements in the legal pack. Check the legal pack for each lot you are interested in before bidding.

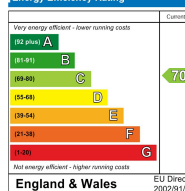


FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the footprint contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating



Environmental Impact (CO<sub>2</sub>) Rating

